

Woodhill Homeowners Association

Annual Meeting December 8, 2014

Roll Call: See sign-in sheet. Board members present were: Mark Miller and Connie Cockrell.

Robin Thomas was present to represent AMCOR Property Professional, Inc.

Call to Order/Quorum Verification: The meeting was called to order at 6:00 pm. A quorum was verified of 201 members present in person or via Absentee Ballot.

Introductions: The Board Members and Architectural Committee Members introduced themselves and their respective positions. The owners present then introduced themselves.

Minutes: The minutes from the December 9, 2013 annual meeting were read. Motion made by Fred Pulve, second by Mr. Davis to approve the minutes as submitted. The Motion carried.

Treasurer's Report: Robin Thomas gave the treasurer's report with a supporting written document in the package handed out to members at the meeting.

Total Assets as of December 8, 2014, were \$28,946.31; Total Income \$19,492.00; Total Expenses \$18,3320, which includes \$1,160.00 added to the Reserve Account in 2014.

The 2015 Adopted Budget was reviewed. The annual membership dues per lot will be \$44.00 for 2015.

Jere explained the Board's goal is to keep the ending reserve between 50% and 150% of the annual budget requirement. Adoption of the 2015 budget of \$20,552 places the reserve at 1.36% of the total 2015 budget.

President's Report: Mark Miller reported the following 2014 accomplishments:

- Monthly maintenance of drainage channels continued
- Continued CC&R enforcement (mainly for parking, weeds and trash cans)
- Had our 11th successful Spring Clean-up Project
- Sent out quarterly newsletters
- Continued a very good and successful working relationship with AMCOR Property Professionals for the past 3 ½ years

Goals for 2015 include:

- Continue to enforce Community Guidelines and Policies
- Monitor Reserve Account
- Add rip-rap to selected HOA maintained drainage washes

Architectural Committee Report: Dan Kealey and Fred Pulve reported the following:

- Successful and uniform review of all submittals
- Since January 2014 – 66 submittals with 61 approved
- Continued problem in 2014 with several owners making changes to the exterior of the property/lot without obtaining HOA approval. Therefore, we created a Quick Reference Sheet to be given to new owners.
- The Architectural Committee will continue to be responsive to changes in new products that reduce maintenance and meet our standards.

Board Elections: There are two (2) seats up for election, serving a 2-year term. There are two (2) candidates running this year: Jane Harris and John Summits.

Motion made by Betty Rasco to elect the slate by acclamation, second by Fred Pulve. The Motion carried unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Robin L. Thomas, CMCA[®], AMS[®]